

restrictive than what would be allowed in a business district today. In order to give them the best opportunity to find a new buyer/tenant, they want to have the list of possible new uses consistent with other retail sites in Matthews. The signs allowed on this building were restricted solely to the former brand-name business, so going to the B-1(CD) category will allow new signage for a new business without another full rezoning action.

Zoning Application #2013-605 involves about half of an eleven acre parcel on Monroe Road which has the foundation only remaining of the old commercial structure on it. The zoning request is to allow a gas station with convenience store, and a future second building behind the store. The Town began a small area plan for the Monroe Road corridor a few months ago, in part to assist in determining how this 11 acre property could help with revitalizing the corridor. That corridor plan is almost ready for final review and adoption. The application requests B-2 designation, which Town Board has specifically reserved for use only along the Independence Boulevard corridor for many years. The B-2 district is currently the only one that allows gas pumps and convenience store as a combined use. When the UDO becomes effective, more zoning districts may allow this combined use but only when specific design standards are followed. The applicant has not chosen to consider waiting to use the UDO provisions, which would mean a rezoning case would not be necessary here, but redesign of the site layout would. The renderings showing how this proposed use would fit on the parcel do not accurately reflect existing improvements and proposed conditions, such as existing overhead wires and power poles along Monroe Road, existing street trees which were installed as part of the Town's first Urban Forestry grant, relocating sidewalk and adding the bus stop pad as described in the notes, limiting turn movements at the second drive, and sharing the freestanding sign. A representative of Family Dollar spoke during the public hearing to explain that company's concern for safe traffic movement in and out of their nearby truck access, which uses the center turn lane of the five-lane roadway.

Zoning Application #2013-606 is a short-term solution to apply only to the existing Zoning Ordinance. It is for a text amendment to allow use of a residential property for a customary home occupation involving cooking or baking. This has already been incorporated as allowed into the UDO.

The final case is a simple text amendment to both the current Town Floodplain Damage Prevention Ordinance and the UDO. The only revision is to give a new date of the FEMA flood maps. Floodprone areas were resurveyed and maximum floodlines were recalculated over the past few years, followed by considerable time for public input. Now that all the flood data has been revised, FEMA requires the new date to be part of the Town's ordinances prior to them going into effect. In most situations, the floodprone limits either remained unchanged or were reduced in area, so these new maps may benefit affected property owners.

As always, anytime you have questions, or if you know you cannot attend the next meeting, please feel free to contact Mary Jo or me.